

UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE: Larry E. Charles  
Shirley M. Charles

Debtor(s)

U.S. Bank National Association, as Trustee, for  
Manufactured Housing Contract Senior/Subordinate  
Pass-Through Certificate Trust 2002-1  
Movant

v.

Larry E. Charles  
Shirley M. Charles

Respondent(s)

and

Ronda J. Winnecour, Trustee

Additional Respondent

BK. NO. 19-10095 TPA


CHAPTER 12

Related to Document No. 145

**ORDER MODIFYING SECTION 362 AUTOMATIC STAY**

AND NOW, this 5th day of November, 2019, at Pittsburgh, upon Motion of U.S. Bank National Association, as Trustee, for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 2002-1, it is

**ORDERED THAT:** The Automatic Stay of all proceedings, as provided under Section 362 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is granted and modified with respect to the subject premises located at 28762 Deckards Rd, Cochran, PA 16314 and the 2001 Redman Homes Stonecrest, Serial # 122-38092A/B ("**Property**"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, **but not limited to, taking the Property to Sheriff's Sale**, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.

  
United States Bankruptcy Judge jlm

## Imaged Certificate of Notice Page 2 of 2

United States Bankruptcy Court  
Western District of PennsylvaniaIn re:  
Larry E. Charles  
Shirley M. Charles  
DebtorsCase No. 19-10095-TPA  
Chapter 12**CERTIFICATE OF NOTICE**

District/off: 0315-1

User: nsha  
Form ID: pdf900Page 1 of 1  
Total Noticed: 1

Date Rcvd: Nov 05, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on  
Nov 07, 2019.

db/jdb +Larry E. Charles, Shirley M. Charles, 1407 Deckards Run Road, Cochranton, PA 16314-9343

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.****Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Nov 07, 2019

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email)  
system on November 5, 2019 at the address(es) listed below:

Brian C. Thompson on behalf of Debtor Larry E. Charles bthompson@ThompsonAttorney.com,  
blemon@thompsonattorney.com;mgillespie@thompsonattorney.com;bthompson@ecf.courtdrive.com;jgorze@t  
hompsonattorney.com;bwamsley@thompsonattorney.com;mswenson@thompsonattorney.com

Brian C. Thompson on behalf of Joint Debtor Shirley M. Charles bthompson@ThompsonAttorney.com,  
blemon@thompsonattorney.com;mgillespie@thompsonattorney.com;bthompson@ecf.courtdrive.com;jgorze@t  
hompsonattorney.com;bwamsley@thompsonattorney.com;mswenson@thompsonattorney.com

Christopher P. Schueller on behalf of Creditor Fairport Asset Management II, LLC successor to  
Commerical Loan Investment VII, LLC christopher.schueller@bipc.com, donna.curcio@bipc.com

Christopher P. Schueller on behalf of Creditor Commercial Loan Investment VII, LLC  
christopher.schueller@bipc.com, donna.curcio@bipc.com

David A. Scott on behalf of Creditor CNH Industrial Capital America LLC scott@lg-law.com

James Warmbrodt on behalf of Creditor DITECH FINANCIAL LLC bkgrou@kmlawgroup.com

James Warmbrodt on behalf of Creditor U.S. Bank National Association, as Trustee, for  
Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 2002-1  
bkgrou@kmlawgroup.com

Jill Locnikar on behalf of Creditor United States of America acting through Farm Service  
Agency jill.locnikar@usdoj.gov,  
patricia.fitzgerald@usdoj.gov;caseview.ecf@usdoj.gov;Marla.Kirkland@usdoj.gov

Kelly M. Neal on behalf of Creditor Fairport Asset Management II, LLC successor to Commerical  
Loan Investment VII, LLC kelly.neal@bipc.com, donna.curcio@bipc.com

Kelly M. Neal on behalf of Creditor Commercial Loan Investment VII, LLC kelly.neal@bipc.com,  
donna.curcio@bipc.com

Office of the United States Trustee ustpreion03.pi.ecf@usdoj.gov

Robert S. Adams on behalf of Creditor CNH Industrial Capital America LLC  
radams@pollockbegg.com, legaldudersa@msn.com;legaldudersa@hotmail.com

Ronda J. Winnecour cmecf@chapter13trusteedpa.com

TOTAL: 13